

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING
MINUTES: DECEMBER 5, 2006**

BOARD MEMBERS PRESENT: William Patterson, Chairman
Richard Kratz, Member
Edward Savitsky, Member
Gordon MacElhenney, Member

ABSENT: Dean Becker, Member

OTHERS PRESENT: Cecile Daniel, Township Manager
Kenneth Picardi, Township Solicitor
Pamela Stevens, Township Engineer
John Moran, Road Master (Absent)
John Moran Jr., Code Enforcement Officer

MINUTES: The minutes of the November 7, 2006 meeting were unanimously approved upon a motion made by Richard Kratz and seconded by Edward Savitsky.

POLICE REPORT: The Board reviewed the PA State Police Report for October.

CORRESPONDENCE:

- The Lower Frederick Regional Ambulance Report
- CPVRPC- Minutes of their meeting/Annual Report
- PSATS Bulletin

SOLICITOR'S REPORT: Kenneth Picardi informed the Board that: (1) He was in contact with T-Mobile regarding the lease option agreement for a cell tower on Township Property. Representatives from T-Mobile will be present to discuss this later in the meeting. (2), Regarding Gates Property, he is awaiting response from Mrs. Gates' Attorney; (3) Schempp – Need to discuss notes on the plan. Mr. Schempp will be present to discuss this later in the meeting. (4) **EXECUTIVE SESSIONS** – First, the Township is in receipt of correspondence from Michael Clement, Esquire. Mr. Clement represents James O. Sacks, Inc. The issue between Sacks and Perkiomen Township is whether Mr. Sacks needs to install a sprinkler system in the property purchased at 70 Rahns Road. Mr. Picardi informed the Board that he, John Moran Jr. and William Patterson (Fire Chief and Emergency Management Coordinator) met to discuss the requirement regarding the installation of sprinklers in the building purchased by Sacks. Due to the nature of the conflict between Perkiomen Township and Sacks, the matter could result in litigation; therefore Mr. Picardi requested an Executive Session so that he and Mr. Moran can review this situation with the Board. Second, Mr. Picardi requested an Executive Session to review the legal issue with HYK after speaking with HYK's legal counsel regarding the Zoning Ordinance and SALDO validity challenge he filed on HYK's behalf.

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ROAD MASTER'S REPORT: In his absence William Patterson submitted John Moran Sr.'s report for November to the Board.

FIRE MARSHALL'S REPORT: In his absence William Patterson submitted John Moran Sr.'s report for November to the Board.

CODE ENFORCEMENT REPORT: John Moran Jr. submitted his November report to the Board. In addition both Mr. Moran and Mr. Picardi updated the Board on a matter regarding James O. Sacks, Inc.

PLANNING COMMISSION REPORT: The Planning Commission held its meeting on November 21, 2006. The following items were discussed at the meeting: (1) 83 Gravel Pike – A proposed lot line adjustment between Lot 13 (Nimlok in the Iron Bridge Corporate Center) and 83 Gravel Pike. This proposal comes from Gorski Engineering. (2) 54 Rahns Road – A proposed land development plan being proposed by Gorski Engineering for 54 Rahns Road. (3) 391 Wartman Road – A 4 lot subdivision located at 391 Wartman Road. The proposal comes from Antonio Mazzamuto. (4) Regional Comprehensive Plan – proposed amendments to the Central Perkiomen Valley Regional Comprehensive Plan.

ENGINEER'S REPORT: Pamela Stevens:

- **KELLY HOMES:** Ms. Stevens informed the Board that she received a request from Kelly Homes for an escrow release in the amount of \$18,840.00. After reviewing the request, Ms. Stevens is recommending the release of \$14,100.00. With the recommendation of Mr. Stevens, Richard Kratz made a motion seconded by Gordon MacElhenney to authorize the release of \$14,100.00 to Kelly Homes. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.
- **HERITAGE WOODS:** Ms. Stevens informed the Board that she received a request from Heritage Construction Co., Inc. regarding Heritage Woods for an escrow release in the amount of \$49,250.17. After reviewing the request, Ms. Stevens is recommending the release of \$49,250.17. With the recommendation of Mr. Stevens, Edward Savitsky made a motion seconded by Richard Kratz to authorize the release of \$49,250.17 to Heritage Construction Co., Inc. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.
- **CRANBERRY PHASE 8:** Ms. Stevens informed the Board that John Mateja informed her that he submitted an extension to the Maintenance Bond to January 16, 2007. As a result, Ms. Stevens is recommending that the Board not take any

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action as this time regarding the Maintenance Bond for Cranberry Phase 8. According to Ms. Stevens' conversation, the developer is hoping to complete all of the outstanding items prior to the January meeting.

- **MAYFIELD ESTATES:** Pamela Stevens informed the Board that the Township's Maintenance Bond for Mayfield Estates expires on January 5, 2007. Ms. Stevens confirmed that Stewart & Conti had completed a number of items on the punch list. Based upon SSM's inspection and confirmation of the work completed Ms. Stevens recommended that the Maintenance Bond be reduced. It was Ms. Steven's recommendation that the Maintenance Bond be reduced to \$30,201.00. The new bond amount would be sufficient to cover the replacement of trees, work in the detention basins, and any engineering inspection costs. Ms. Stevens informed the Board that Nick Conti is willing to extend the Maintenance Bond another 6 months, to July 5, 2007. As to the Maintenance Bond for the Municipal Authority, there is one item remaining on their punch list that needs to be corrected. Since the decision to release the Municipal Authority's bond will be on their agenda December 12, 2006, the developer has time to complete the repair in time for the Municipal Authority's meeting. Due to the developer's completion of a number of the punch list items and the agreement to extend the bond to July 5, 2007, it was Ms. Stevens' recommendation that the Maintenance Bond be reduced to \$ 30,201.00 and approve the extension date for the Maintenance Bond to July 5, 2007. With the recommendation of Ms. Stevens, Richard Kratz made a motion, seconded by Gordon MacElhenney to extend the Maintenance Bond for Mayfield Estates to July 5, 2007 and to reduce the Maintenance Bond so that the new amount will be \$30,201.00. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **CENTENNIAL STREET SUBDIVISION:** Ms. Stevens informed the Board that all items necessary to complete the dedication of the extension of Centennial Street in the Village of Rahns have been finished. Mr. Picardi informed the Board that he is in receipt of the signed Maintenance Agreement and the Maintenance Bond for this development. As a result he prepared Resolution 2006-34 which authorizes acceptance of the extension of Centennial Street as a public road. Both Ms. Stevens and Mr. Picardi recommended that the Board approve Resolution 2006-34 and execution of the 18-month Maintenance Agreement. Upon those recommendations, Edward Savitsky made a motion, seconded by Richard Kratz to approve Resolution 2006-34 accepting Centennial Street in the Centennial Street Subdivision as part of the Township's public road system and authorizing the Chairman to execute the 18-months Maintenance Agreement. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

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RECEIPTS AND EXPENDITURES: The treasurer read the receipts and expenditures for the month of November. After review of same; Richard Kratz made a motion, seconded by Gordon MacElhenney to authorize payment of the November bills. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

NEW BUSINESS:

GORSKI ENGINEERING: There are 3 items that were discussed with Jerry Gorski and John Riebow of Gorski Engineering:

- **PHASE 3A DEDICATION:** Jerry Gorski wanted to discuss the issue of dedication of the roads in Phase 3A of the Iron Bridge Corporate Center. A similar discussion took place in 2005. At that time the Board informed Mr. Gorski that the Board would not take dedication of the roads due to the status of the existing detention basin. Mr. Gorski explained that of the nine lots in Phase 3A, three buildings have been completed and they are about to begin the fourth one. Due to the number of remaining lots, Mr. Gorski would prefer to keep the detention basin as a temporary sediment basin, meaning Gorski will not be required by the Montgomery County Conservation District to provide Erosion & Sedimentation Control Measurers for each remaining lot as they are developed. The problem lies with the storm sewer system. By taking dedication of the roads, the Township will be taking dedication of the storm sewer system that lies within the roadway. The impact on the storm sewer system, as each lot is developed, is the sediment or dirt that gets into the storm sewer system before it gets filtered out into the temporary basin. Over time, deposits of sediment and dirt build up in the storm sewer system. As owners of this system, the Township would be required to clean and flush out the storm sewer system. The other concern is the roadway. Due to the number of remaining lots to be developed, Gorski Engineering would be running heavy construction vehicles over the roadway. If during the construction of these lots damage occurs to the road, the Township might be responsible for fixing the problem. Mr. Gorski informed the Board that he would be willing to agree in writing to clean the storm sewer system once the temporary basin is converted to a permanent basin and all the lots have been constructed. Regarding the roads, Mr. Gorski agreed to fix any damage that his vehicles may cause during the development of the remaining lots. With that understanding the Board informed Mr. Gorski that they are willing to consider taking the roads for dedication pending the review of a Maintenance Agreement that would address these two additional issues.

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- **RESOLUTION 2006-30:** John Riebow was present representing Gorski Engineering with a plan that proposes a lot line adjustment between Lot 13 (Nimlok/Philadelphia) in the Iron Bridge Corporate Center, and property owned by Saranne Gorski at 83 Gravel Pike. The lot line adjustment proposes to subtract approximately 1.8 acres from the property owned by Carr & Cohen Holding LLC (Nimlok/Philadelphia). This parcel is currently zoned I - Industrial and the proposal is to add this area to 83 Gravel Pike which is zoned Village Commercial Residential. The lot line adjustment would create an Industrial parcel that has 2.0 acres and a parcel that would be split zoned Village Commercial Residential/Industrial at 2.62 acres. Mr. Riebow indicated that parking is a problem for 83 Gravel Pike and with the completion of the lot line adjustment, this problem can be solved by the addition of the 1.8 acres to 83 Gravel Pike from the Nimlok site. This proposal was reviewed at the November Planning Commission Meeting; the Planning Commission Members recommended that the Board approve the proposal with the following conditions and waivers as set forth with Resolution 2006-30:

COMPLIANCE WITH THE ZONING ORDINANCE

1. The rear yard setback shall be changed to 40-feet to comply with the setback requirement of the Industrial (IN) Zoning District.
2. The 30-foot setback line and label at the proposed Northern Property boundary shall be removed.

COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. All of the certificates, seals and endorsements shall be completed prior to the recording of the plan, Sections 11.42(a) and 11.43(a)(13) Subdivision Ordinance.
2. The north arrow, zoning districts, zoning data, and proper number of owner certificates should be added to the plans, Section 11.42(a)(7); 11.42(a)(13)(i); 11.42(a)(2); 11.42(a)(4); and 11.41(d)(3) Subdivision Ordinance.

GENERAL COMMENTS

1. The Township Solicitor recommended that the following: the applicant shall submit new legal descriptions and deeds for both properties; the standard provisions shall be on the plans and in one or both deeds regarding the responsibility for perpetual maintenance of the detention pond. Note 10 does not appear to address the maintenance responsibilities and a revised note shall be reviewed and approved by the Township Solicitor. Since the easement from Iron Bridge Drive is through the Nimlok property, an additional access easement and a new easement from 83 Rahns Road to access the basin shall be provided.
2. The building setback lines shall not intrude into the proposed stormwater easement. This plan shall reflect the same as recorded previously for those setbacks not adjusted with this plan and for the setback line adjusted, the setback shall not be within the easements.

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3. All of the same notes that were recorded with the Nimlok Philadelphia plan shall be provided on the new plans, especially the notes pertaining to the ownership and maintenance responsibilities of the stormwater management facilities. The Township Solicitor shall review and approve these notes for adequacy.
4. Notes shall be added to the plans concerning the limitations on future subdivisions of the properties involved.
5. The utilities notified list shall reference Schwenksville.

SANITARY SEWER AND WATER SERVICE COMMENTS

1. The sanitary sewer line and water line easements towards Liberty Alley shall be revised to show the water line easement continuing towards Liberty Alley.

WAIVERS

1. The applicant is requesting a waiver from providing significant man-made or natural features 150 feet beyond property line as required, Section 11.42(a)(10) Subdivision Ordinance. We are in support of this waiver. Just as previously supported for the Nimlok Philadelphia Land Development Plan, this lot was part of Phase 2 of the Iron Bridge Corporate Center.

After the presentation by Mr. Riebow and the recommendation of the Planning Commission, Richard Kratz made a motion seconded by Edward Savitsky to approve Resolution 2006-30. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **RESOLUTION 2006-31:** John Riebow was present representing Gorski Engineering for a proposed land development plan for property they own at 54 Rahns Road. Mr. Riebow explained that Gorski Engineering proposes to remove the existing structure and construct a new two story office building in the same location. Mr. Riebow added that a variance from the Zoning Hearing Board was obtained in September, 2005. This variance will allow the construction of this building. This proposal was reviewed at the November Planning Commission Meeting; the Planning Commission Members recommended that the Board approve the proposal with the following conditions and waivers as set forth with Resolution 2006-31:

COMPLIANCE WITH THE ZONING ORDINANCE

1. The "Total Lot Area" and "Lot Size" do not coordinate and shall be corrected.
2. An area shall be shown on the plan that shows compliance with Section 21.6.B "Service" in the Zoning Ordinance.

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3. The existing well to be abandoned shall be done in accordance with all local, county, state and federal regulations.

COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. All of the certificates shall be completed prior to the recording of the plan, Section 11.43(a)(13) Subdivision Ordinance. The plan needs to show the name, license number and seal of the registered professional who prepared the plan as required under Section 11.42(a) and 11.43(a) Subdivision Ordinance. The plan will need to be endorsed properly.

GENERAL COMMENTS

1. Proposed monumentation shall be added to the plans at the rear corners of the property.
2. A sidewalk to the building shall be shown for the pedestrians from the parking lot to access the main door. The access is on the opposite side of the building from Rahns Road. The material for the sidewalk shall be labeled too.
3. The datum note 5 shall be expanded to reference the Perkiomen Township Municipal Authority if the manhole elevation is tied to the contours.
4. Any comments from the road master and the fire marshal shall be addressed.
5. The proposed coverage chart under the zoning data shall be expanded to include the SF values of the porous paving for information.

DRAINAGE AND E&SC COMMENTS

1. The proposed Erosion and Storm Pollution Control facilities specific for the site shall be shown on the plan for the proper installation, Section 11.42(a)(15) and 11.43(b) Subdivision Ordinance. Evidence of an Erosion and Sedimentation Control Plan approval from the Montgomery County Conservation District shall be submitted to the Township, prior to the signing of the Record Plan. (Section 313.C of the SWMO)
2. The design engineer shall refer to the Pennsylvania Stormwater Best Management Practices Manual (draft), Section 6.4.1 for pervious paving design/specification guidance.

http://www.dep.state.pa.us/dep/deputate/watermgt/wc/Subjects/StormwaterManagement/BMP%20Manual/06_Chapter_Final_Draft.pdf

- a. The paving shall be constructed on uncompacted subgrade. The stone section shall be at least 12” thick and composed of clean AASHTO No. 3 stone. Non-woven geotextile shall separate the subgrade from the bottom and sides of the stone bed. The “choker” course shall be 1” thick and composed of AASHTO No. 57 stone. The pervious paving surface course shall be at least 2.5” thick and shall meet the specifications for Pervious Bituminous Asphalt as found in the PA Stormwater BMP Manual, Section 6.4.1.

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- b. With the understanding that the proposed development will not increase impervious area, the Township will allow the applicant to re-utilize the existing stone section of the existing driveway/parking lot, provided that where the existing stone section is less than 12” thick (or the design stone thickness), AASHTO No. 3 stone will be added to the existing stone section to meet the design stone thickness. Obviously, the geotextile liner could not be applied beneath the existing stone section, and therefore would not be required, if the applicant chooses to take this direction.
3. An operation and maintenance plan/schedule shall be provided (included on the plans) for the proposed pervious paving BMP and shall follow the maintenance guidelines as found in the PA Stormwater BMP Manual, Section 6.4.1. (Section 702.A of the Stormwater Management Ordinance)
4. The proposed swale shall be removed from the design, so as to eliminate a concentrated discharge of runoff towards the adjacent “Sacks Family Associates” property. The grading shall promote a sheet flow discharge to the South and towards the Sacks property.
5. A plan note shall be provided requiring that a minimum of 4” of topsoil be provided on all disturbed areas prior to final seeding and mulching. (Section 312.G of the SWMO).
6. A stormwater management easement shall be provided for the proposed stormwater BMP (i.e.: the entire driveway and parking area). A plan note shall be provided to indicate that the stormwater management easement allows Perkiomen Township the right, though not the responsibility, to perform needed maintenance and/or repairs and back charge the maintainer or lien the property of the maintainer. (Section 403.B.19 of the SWMO)
7. The Record Plan shall contain a statement, signed by the landowner, acknowledging the stormwater management system (the entire proposed driveway and parking area) to be a permanent fixture that can be altered or removed only after approval of a revised plan by Perkiomen Township, which shall be recorded with the Record Plan and which shall be applicable to all future landowners. (Section 403.B.22 of the SWMO)
8. The following signature block for the design engineer shall be included on the plans:
 - a. _____ (“Design Engineer”), on this date_____ (date of signature), has reviewed and hereby certifies that the drainage plan meets all design standards and criteria of the Perkiomen Township Stormwater Management Ordinance of 2005.
 - b. (Section 403.B.23 of the SWMO)
9. Ownership, operation and maintenance responsibility plan notes for the proposed stormwater management system shall be to the satisfaction of the Township Solicitor, prior to the signing of the Record Plan. (Section 702.B of the SWMO).
10. A Maintenance Agreement, covering all proposed stormwater management facilities that are to be privately owned, shall be signed by the applicant and recorded prior to the signing of the Record Plan. (Section 703 of the SWMO).

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11. The Stormwater Management Report shall be signed and sealed by the Professional Engineer responsible for its preparation.

SANITARY SEWER AND WATER SERVICE COMMENTS

1. The existing sewer lateral appears to be shown to be re-used for the office building yet Notes 9 and 10 imply otherwise. This discrepancy shall be clarified.
2. The existing sanitary vent (to remain) is located near the new building. A note shall be added to the plans stating that “The Contractor shall protect the sanitary sewer lateral from damage during construction. The Contractor shall provide inspection services after construction is complete, to ensure the integrity of the sewer lateral. Certification by the owner shall be submitted to the Township prior to the issuance of the Use and Occupancy Permit.”
3. Landscaping (i.e. trees and shrubs) shall not be located within the water easement or 10 feet of the sanitary sewer and sewer laterals. A comment shall be added to the plans pertaining to this issue.

WAIVERS

1. The applicant is requesting a waiver from providing significant man-made or natural features 150 feet beyond property line as required. The Planning Commission recommended the Board of Supervisors support this waiver since this information was provided as part of the Phase 3A Iron Bridge Corporate Center Subdivision. Section 11.42(a)(10).

LANDSCAPING WAIVERS (PER ORDINANCE NO. 173)

1. Section 2: Required softening buffers have not been complied with. All non-residential development requires buffering along property lines. A partial waiver was requested by the Applicant so that the Applicant would not be required to provide a softening buffer on the west side of the property (Flanagan side of the property). The softening buffer would be provided on the east and south side of the property (Sack side of the property). The Planning Commission recommended that the Board of Supervisors grant the requested waiver from Section 21.6.D with the condition the Applicant meet with the representative of the Montgomery County Planning Commission to finalize what types of trees beyond the Douglas Fir will be placed in this buffer. The trees shall be planted before the issuance of a Use and Occupancy Permit is issued for the building and have a caliper of 2 ½ to 3 inch.
2. Section 3: Parking lot screening and landscaping do not meet the requirements for screening and landscaping. A partial waiver was requested. The request was to grant a partial waiver from the requirements for the parking lot screening. The Planning Commission recommended that the Board of Supervisors grant the requested waiver from Section 21.5.B with the condition that the existing dogwood trees be saved.

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After the presentation by Mr. Riebow and the recommendation of the Planning Commission, Gordon MacElhenney made a motion seconded by Edward Savitsky to approve Resolution 2006-31. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **T-MOBILE:** Nicholas Cucé and Michael Tegler were present before the Board representing T-Mobile. T-Mobile is requesting the installation of a cellular tower on property owned by Perkiomen Township. Mr. Cucé asked to come before the Board so that he could review the lease agreement and proposed site plan. Mr. Tegler explained that a tech team including engineers came on to the site to determine whether or not the Township's property would be a viable site. The radio frequency sound engineers determine that the Township property will work as a viable cellular site for T-Mobile and its customers. During the discussion, Mr. Savitsky asked whether T-Mobile had contacted PECO Energy about placing antennas on PECO's towers located next to the Township's property. Mr. Tegler informed the Board that after a long struggle with PECO, T-Mobile may finally enter into an Agreement with PECO. Regardless, Mr. Tegler explained that it will still be a while before T-Mobile installs any antennas on PECO's towers. Mr. Savitsky informed Mr. Tegler that his preference would be that the antennas be located on the top of the PECO Towers. Richard Kratz commented on the fact that T-Mobile has an option agreement with a private businessman in the Township. By coming to the Board to negotiate an agreement with the Township, Mr. Kratz feels that this puts the Township in competition with a private business owner which he does not favor. Adding to Mr. Kratz's concern is the language in the Township's Zoning Ordinance that exempts the Township from having to comply with its Zoning Ordinance for property owned by the Township. Mr. Picardi explained that T-Mobile's contract is only an Option Agreement. This gives T-Mobile the option to decide whether or not they really want to move on to the next step of entering into a Lease and constructing a tower. Mr. Picardi also explained that language in the Zoning Ordinance that exempts the municipality from having to follow the regulations in its Zoning Ordinance is long standing, standard language. Mr. MacElhenney questioned Mr. Tegler as to how T-Mobile determines whether a site is suitable. Mr. Tegler explained that he is given a target area from T-Mobile. When exploring the properties within that target area, Mr. Tegler said he looks at municipal owned property, commercial property, industrial property, large open parcels or existing tall towers. Once he has a site, Mr. Tegler went on to explain that he gives the information to the radio frequency engineers to see how well the site will work in covering the service area that has a gap in service. Based upon the investigation of the radio frequency engineers, Mr. Cucé informed the Board that either site (Township Property or other site in Graterford) would work. Mr. Picardi informed the Board that, although most of the principle details have been worked out, he has not received a final draft

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agreement from T-Mobile. Based upon Mr. Picardi's comment, Richard Kratz made a motion, seconded by Gordon MacElhenney to table the issue of the lease/option agreement and site location until the January 2, 2007 Board of Supervisors meeting. The only public comment was from William DeMaio. Mr. DeMaio expressed his opinion by stating that he would prefer that the antennas be located on the PECO Towers. The motion to table the matter was passed by a unanimous vote of 4-0.

- **SCHEMPP:** In 2005, Fred Schempp asked the Board to remove a note on a plan that goes back to 1987 and affects property he owns at 182 Bridge Street. Mr. Schempp owns two lots; an existing note regarding Lot #2 restricts the use of that lot as a building lot. In 2005 it was the consensus of the Board to allow the note to be removed with the condition that Lot No. 2 not be further subdivided. Mr. Schempp maintained that this restriction should not apply to Lot #1 since Lot #1 was never affected by the notes on the 1987 plan. Before the revised plans are recorded, Mr. Schempp needs final approval from the Board and a final decision regarding any restriction on further subdivision of Lot #2. Gordon MacElhenney made a motion seconded by Edward Savitsky to approve the plan of Schempp Property – 182 Bridge Street dated March 16, 2006, last revised July 18, 2006 with the conditions that there be a note on the Record Plan stating the Lot #2 cannot be further subdivided and that the Deed for Lot #2 include this restriction before it is recorded. No such restriction is imposed on Lot No. 1. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **COLLEGEVILLE ROTARY:** Melissa Burg requested consideration by the Board for the annual 5K run sponsored by the Collegeville Rotary. This annual run is called Collegeville Rotary Run-Around 5K, Running A-Round to Make Better Communities. The date is April 7, 2007 and the Rotary is requesting to use Kagey Road, Cranberry Blvd., Stewart Road, Longwood Road, Forge Road and Trappe Road. Ms. Daniel informed the Board that Ms. Berg has posted the required Certificate of Insurance. Ms. Burg informed the Board that the Rotary has obtained permission from the Perkiomen Valley School District to use the school property. Ms. Burg also informed the Board that she contacted Dean Wright of the PA State Police and Mr. Wright informed her that he will be there. Ms. Burg informed the Board that the proceeds from this run will go to help the local fire companies. Richard Kratz made a motion, seconded by Edward Savitsky to approve the streets listed by Ms. Burg for the Collegeville Rotary's Run-Around 5K Run on April 7, 2007. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

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- **CENTRAL PERKIOMEN VALLEY REGIONAL COMPREHENSIVE PLAN:** At the September and October Joint Meetings the Planning Commission and Board discussed three amendments to the Regional Comprehensive Plan. The three amendments are as follows: (1) Commercial Caps – to raise the maximum allowable intensity for commercial uses to 65,000 sq.ft. for a single use and 120,000 sq.ft. for a site. The owner of the property where the Landis Market is located is in the process of expanding the supermarket and expanding the shopping center. Under the present criteria set forth within the Regional Comprehensive Plan, the maximum allowable intensity is 50,000 sq.ft. for a single use and 100,000 sq.ft. for a site. It appears that under the proposed expansion, the property owner may not have a problem with the maximum square footage for the site, but may have a problem with the maximum square footage for a single use. The requested increases would allow the Township to pursue its goal of commercial expansion while maintaining the intent of the Regional Comprehensive Plan regarding commercial uses to a neighborhood. (2) Rural Resource to Future Growth – The Township would like to change the designation of the area that is presently labeled Rural Resource Area. The Township would like to change the designation to Future Growth Area. The Rural Resource Area designation is shown on the Regional Comprehensive Map in the area of Perkiomen Township known as the “North 40”. This area is located on the northeast side of the Perkiomen Creek. Of the properties, about half are publicly owned properties. Of the remaining properties, eighty percent are existing lots of less than two acres. Under the Rural Resource Area designation, the minimum lot size is two acres. Between the amount of publicly owned land and the number of lots already built upon, the remaining parcels are few in number that the benefit that would be gained by creating the two acre lot minimum is negligible. As a result, the Township sees no benefit in creating a new zoning classification with a minimum lot size of two acres. Under the present zoning, the minimum lot size is one acre. With a request to change the Regional Comprehensive Map to Future Growth Area, the present zoning is consistent with this classification; therefore, there will be no need to rezone this area. (3) Designated Growth to Future Growth – The Township would like to change the area labeled “Western Handle” from the Designated Growth Area to the Future Growth Area. This area is located above Horseshoe and Raleigh Roads to the end of the Township that borders Limerick Township, Lower Frederick Township, and Schwenksville Borough. Based upon the present zoning and development, the character of the parcels is similar to those located in the “North 40”. The “Western Handle” contains low intense uses such as a golf course, a cemetery, a preserved farm, and property owned by the Township. Access to public water and public sewer is limited and there are no plans at the present time to extend these services in this area. The request to change the designation to Future Growth is a result of the Township trying to guide the growth while at the same time allowing for future

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flexibility. The request to change this designation will not affect the current zoning of the existing parcels in this area. Since the character of this area is similar in nature to the “North 40”, the Township is requesting that both this area of the Township and the “North 40” be labeled Future Growth Area. Under the present schedule, all six municipalities that make up the Central Perkiomen Valley Regional Planning Commission have until the end of June, 2007 to revise their Zoning Ordinance so that they are consistent with the Regional Comprehensive Plan. The Regional Planning Commission has requested that any changes to the Regional Comprehensive Plan be submitted to the Regional Planning Commission before the beginning of 2007. The Regional Planning Commission would like to have all amendments to the plan approved before the June 2007 deadline. In keeping with that schedule, the Township Planning Commission made a recommendation to the Board of Supervisors at their November meeting. The Planning Commission’s recommendation was to approve the three proposed Comprehensive Plan Amendments and send them on to the Central Perkiomen Valley Regional Planning Commission for consideration. With the recommendation of the Perkiomen Township Planning Commission, Richard Kratz made a motion, seconded by Edward Savitsky to approve these three amendments (Raising of the Commercial Caps, Rural Resource Area designation of the “North 40” to Future Growth Area, and Designated Growth Area of the “Western Handle” to Future Growth Area) and send the proposed amendments on to the Central Perkiomen Valley Regional Planning Commission for their consideration. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **BETCHER ROAD:** Earlier this year there was discussion regarding the Maintenance Agreement between Perkiomen Township and Trappe Borough concerning Betcher Road. Over the years improvements have been made to Betcher Road which affected this agreement. The Borough Manager of Trappe Borough contacted Cecile Daniel and suggested flipping the limits of responsibility regarding maintenance of Betcher Road as set forth within the existing agreement. Trappe Borough’s suggestion is to have Perkiomen Township responsible from Route 113 through the realignment to Cornwallis Way/Nicholas Road and Trappe Borough responsible from that point to where Betcher Road intersects with Trappe Road. The Board believes this may be appropriate considering the work that Trappe Borough had completed at the intersection of Betcher Road and Trappe Road and the work that Perkiomen Township had completed at the intersection of Route 113 and Betcher Road. With that, Richard Kratz made a motion, seconded by Edward Savitsky to authorize the Township Manager and Township Solicitor to work with Trappe Borough on a new long term maintenance agreement. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING
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- **2007 MEETING SCHEDULE:** Edward Savitsky made a motion, seconded by Richard Kratz to authorize the advertisement of the 2007 meeting schedule. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **BUDGET:** Cecile Daniel presented two Resolutions. The first Resolution was Resolution 2003-32 – the Tax Levy Resolution for the year 2007 for Perkiomen Township. The Resolution was as follows:
 Tax rate for General Purposes, the sum of .35 mills
 For Fire Tax purposes, the sum of .17 mills
 For Street Light purposes - Rahns, the sum of .30 per front foot
 For Street Light purposes - Graterford, the sum of .30 per front foot
 For Street Light purposes - Maple Hill Community, the sum of 2.00 per front foot
 For Street Light purposes - Cranberry Development, the sum of 14.70 per unit
 For Street Light purposes - Stephanie Ln. Development, the sum of 28.46 per unit
 For Street Light purposes - Perkiomen Greene Develop., the sum of 23.00 per unit
 For Street Light purposes - Exmoor Road, the sum of 80.00 per unit
 For Street Light purposes – Barrington Estates, the sum of 44.00 per unit
 For Street Light purposes – Mayfield Estates, the sum of 20.36 per unit
 For Hydrant Tax purposes – Aqua of PA, the sum of 31.13 per unit
 For Hydrant Tax purposes - PA American Water Co., the sum of 12.00 per unit

After review of the propose Tax Levy for Perkiomen Township for the year 2007, Richard Kraz made a motion, seconded by Edward Savitsky to adopt Resolution 2006-32. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0. The second Resolution was Resolution 2006-33. This Resolution was the adoption of the proposed 2007 Perkiomen Township Budget. The Resolution was as follows:

TOTAL REVENUES: <u>\$2,944,223.00</u>	TOTAL EXPENDITURES: <u>\$2,944,223.00</u>
(ALL FUNDS)	(ALL FUNDS)

GENERAL FUND	\$ 2,351,310.00
STREET LIGHT FUND	\$ 89,357.00
FIRE TAX	\$ 280,820.00
LIQUID FUELS	\$ 170,483.00
HYDRANT TAX	\$ 52,253.00

After review of the proposed 2007 Perkiomen Township Budget and proposed Resolution, Edward Savitsky made a motion, seconded by Gordon MacElhenney to adopt Resolution 2006-33, adoption of the Perkiomen Township 2007 Budget. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

There being no further business, the meeting was adjourned upon a motion made by Richard Kratz and seconded by Gordon MacElhenney.

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